

London Borough of Islington

Planning Committee - 10 March 2016

Minutes of the meeting of the Planning Committee held at Council Chamber - Town Hall on 10 March 2016 at 7.30 pm.

Present: **Councillors:** Robert Khan (Chair), Paul Convery, Alice Donovan, Kat Fletcher, Martin Klute, Angela Picknell, David Poyser and Tim Nicholls.

Councillor Robert Khan in the Chair

182 INTRODUCTIONS (Item A1)

Councillor Khan welcomed everyone to the meeting. Members of the Committee and officers introduced themselves and the Chair outlined the procedures for the meeting.

183 APOLOGIES FOR ABSENCE (Item A2)

Apologies for absence were received from Councillors Jilani Chowdhury and Marian Spall.

184 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

None.

185 DECLARATIONS OF INTEREST (Item A4)

Councillor David Poyser declared a personal interest in Item B2, 798-804 Holloway Road as a member of the Archway Town Management Board who had commented on the proposal. He had taken no part in any discussions regarding their objections. He remained in the meeting during consideration of this item.

Councillor Tim Nicholls declared a personal interest in Item B1, 7-8 Wakley Street as he was employed by the National Autistic Society, a member of the Council for Disabled Children, a coalition run by the National Children's Bureau. He remained in the meeting during consideration of this item.

Councillor Alice Donovan declared a personal and prejudicial interest as a near neighbour of the proposed development for Item B2, 798-804 Holloway Road. She withdrew from the meeting during the discussion of Item B2.

186 ORDER OF BUSINESS (Item A5)

The order of business would be as the agenda.

187 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 9 February 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

188 7-8 WAKLEY STREET AND 328 CITY ROAD, LONDON, EC1V 7QE (Item B1)

Demolition of existing buildings and erection of buildings of 1 to 5 storeys (plus lower ground floor level) to provide 26 residential units and office accommodation with associated refuse and cycle storage.

(Planning application number: P2014/3572/FUL)

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In the discussion the following points were made:

- Regarding paragraph 10.8 of the report, it was stated by the viability consultant that the developer was prepared to take a lower level of profit on the scheme. The scheme did show a small deficit but as this was only a 1% value of the scheme this was considered a very modest deficit.
- That the proposed affordable housing offer was 16.4% which was low, however, the applicant had submitted evidence to demonstrate that the development could not support a higher provision.
- A representative of the applicant confirmed that a Section 106BA application would not be submitted at a later date should permission be granted for the current proposal.
- It was noted that there would be a loss of amenity to neighbouring residential properties, particularly in relation to light and outlook to Flats 1,3 and 5 at 9 Wakley Street and a reduced outlook from the roof terrace from Flat 5.
- It was noted that both the benefits and shortcomings of the proposed development, which included neighbour amenity impacts, should be considered, in the final balance of planning considerations.
- The rent for the National Children's Bureau would be at low cost for fifteen years (subject to reviews every five years) and would increase to no more than 50% of a standard rent rate. The NCB were currently under discussions for a long lease.
- The Committee welcomed the advanced stage review mechanism in the Section 106.

Councillor Khan proposed a motion to include a guarantee around the rental agreement in the legal agreement. This was seconded by Councillor Klute and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report and subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the officer report. The Section 106 to include a guarantee regarding the rental agreement, the wording of which to be delegated to officers in conjunction with the Chair.

189

798-804 HOLLOWAY ROAD, LONDON, N19 3JH (Item B2)

Demolition of existing building and redevelopment of the site to provide a part two, part four, part five storey mixed use building (plus basement) comprising 598 sqm A1 retail floorspace at ground floor and basement level and no. 13 (C3) residential units at first to fourth floors (6x1 beds, 5x2 beds, 2x3 beds), with associated amenity space and cycle storage.

(Planning application number: P2015/4343/FUL)

Noted the officer comment that an additional paragraph regarding the prevention of wasted housing supply would need to be added to the S106 agreement. The Archway Town Centre Management Group had reported that they had not been consulted on the application but felt that the design was over developed and should be reduced by one storey.

In the discussion the following points were made:

- Concern regarding the number and size of vehicles using Giesbach Road and servicing the ground floor.
- It was noted that the design and conservation officer considered that the brick be yellow stock.

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Councillor Nicholls proposed a motion to amend conditions 26 and 28 regarding the servicing and deliveries to the ground floor. This was seconded by Councillor Khan and carried.

Councillor Klute proposed a motion for yellow stock bricks to be used. This was seconded by Councillor Convery and was not carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 and subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the officer report, to include the addition of a paragraph in the S106 regarding the prevention of wasted housing supply and amendments to conditions 26 and 28 as follows:-

Condition 26 to add – All vehicles servicing the basement and ground floor retail unit must use Holloway Road only,

Condition 28 to delete 'ground floor use' and replace with 'non-commercial use (residential)'.

The meeting ended at 8.30 pm

CHAIR